

Doc. No. 4639

MEMORANDUM

7C
September 26, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICHARD P. GARVER, DEPUTY DIRECTOR AND
MARIA FARIA, PROJECT COORDINATOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
Tentative Designation of Redeveloper of Re-Use Parcels
SE-70 and SE-71/1777-1789 Washington Street

SUMMARY: This memorandum requests that the Authority tentatively designate Kenneth Simonetti Family Trust of 1777 Washington Street as redeveloper of Re-Use Parcels SE-70/SE-71 in the South End Urban Renewal Area. It is also requested that the Authority grant permission for early entry to the subject properties to remove the debris, prior to conveyance

Parcels SE-70 and SE-71 consist of a four-and one-half story and a three-story mixed-use buildings on approximately 11,915 square feet of land, located at 1777-1789 Washington Street in the South End Urban Renewal Area, Project No. Mass. R-56.

On May 29, 1983, 1777-1789 Washington Street were readvertised for sale and rehabilitation. Our solicitation requested proposals which would develop the subject properties into affordable mixed-use development which is compatible with the surrounding community. Two proposals were received. After extensive review of both proposals, Kenneth Simonetti Family Trust's proposal was judged to be consistent with the housing goals of the community as well as of the Authority.

Kenneth Simonetti Family Trust, owner of Bruno Wine & Liquor Company, submitted a proposal which calls for the rehabilitation of 1777-1789 Washington Street into twenty residential units of which fourteen (14) units will be for moderate-income tenants, and six (6) will be for Section 8 Certificate Holders for ten years. In addition, four ground floor commercial units are planned of which one unit will be owner occupied. Finally, It is understood that the Trust will negotiate with the existing retail and commercial tenants and make every effort to retain the tenants at moderate rent levels. The proposed development will allow Mr. Simonetti to expand his business into a delicatessen as well as to provide affordable rental housing units in the community.

The total development cost has been estimated at \$1,007,000. The Family Trust has a letter of interest from State Street Bank and

Trust Company in the amount of \$575,000 for construction finance. The remaining balance will be obtained from the family trust.

Mr. Simonetti has engaged the services of the architectural firm of Guy Grassi and Associates. The firm has significant architectural experience in the Boston area.

In an effort to gain community endorsement, two community meetings were held concerning the proposals. South End individuals and organizations have submitted letters of support and over 400 residents have signed petitions endorsing Simonetti's proposal. Worcester Square Area Neighborhood Association has endorsed Kenneth Simonetti Family Trust as redeveloper with six conditions. In addition, Four Corners Neighborhood Association has given its support to Kenneth Simonetti.

Should the Authority approve the tentative designation Mr. Simonetti will supply final working drawings which will conform with the Authority's standards and guidelines.

The two Authority-owned buildings are filled with debris. The piles of debris have presented a hindrance to Mr. Simonetti's architectural team to perform a thorough examination of the premises. In an effort to produce the final working drawings and specifications by December, 1985, the Trust needs early entry to the buildings to clean the debris.

It is therefore, recommended that the Authority tentatively designate Kenneth Simonetti Family Trust of 1777 Washington Street as redeveloper of Parcels SE-70/SE-71 in the South End Urban Renewal Area. Furthermore, it is recommended that the Authority authorize the Director to enter into a License Agreement with Kenneth Simonetti Family Trust for early entry to the two buildings to remove debris, prior to conveyance.

An appropriate Resolution is attached:



Parcel SE 70/71 1777-1789 Northampton-Washington St

BOSTON CITY HOSPITAL
(SOUTH DEPT.)

NORTHAMPTON M.T.A. STA.

WASHINGTON

EAST LENOX

PARMEE STREET

SE-72

ST PHILIP
CHURCH (R.C.)

ST PATRICK'S
(OLD) R.C.
CHURCH

EAST
SPRINGFIELD
STREET

STREET

STREET

GAGE ST.

STREET

STREET

STREET

PARKING
AREA

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS SE-70 and SE-71
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Kenneth Simonetti Family Trust has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels SE-70 and SE-71 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Kenneth Simonetti Family Trust be and hereby is tentatively designated as Redeveloper of Disposition Parcels SE-70 and SE-71 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel 13 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Director, be and hereby, is authorized to execute and deliver a License Agreement with Kenneth Simonetti Family Trust for Early Entry to 1777-1789 Washington Street to remove debris. Furthermore, said License Agreement shall include the additional provisions that the Authority receive primary insurance coverage.

6. That the Secretary is hereby authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

PART I

HUD-4004
(9-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Simonetti Family Trust, Kenneth Simonetti
b. Address and ZIP Code of Redeveloper: 1777 Washington Street, Boston, 02118
c. IRS Number of Redeveloper: 04-2305090
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

is the City of Boston, State of Massachusetts,

is described as follows²

S. E. 71 1777-1781 Washington Street, Boston

S. E. 70 1783-1789 Washington Street, Boston

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____ :

☐ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☒ Other (explain) Family Trust

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
Kenneth J. & Lynda Simonetti 10 Hales Hollow Dover, MA	Owner of 51%
Mr. & Mrs. Edward Thomas 10 Booth Road Dedham, MA	24 1/2%
Mrs. Ann Simonetti 26 Keith Street West Roxbury, MA	12 1/4%
Mr. & Mrs. William Edwards 6 Vine Rock Street Dedham, MA	12 1/4%

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
N/A	

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$ 800,000.00
- d. Cost per dwelling unit of any residential rehabilitation \$ 40,000.00

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL		ESTIMATED AVERAGE SALE PRICE
	Market	Section 8	
3 Studio Units	\$380.00	\$315.00	
7 One Bedroom Units	475.00	370.00	N/A
7 Two Bedroom Units	550.00	415.00	
3 Three Bedroom Units	625.00	535.00	
20 Residential units total, plus 4 commercial units.			

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

No utilities or parking included in the above.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: N/A

CERTIFICATION

I (We) Kenneth Simonetti, Simonetti Family Trust

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: October 22, 1984

Dated: _____

Signature

Signature

Title

Title

1777 Washington Street, Boston, MA 02118

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, known to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.